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RURAL PLANNING
The VILLAGE



CITY PLANNING for convenience, efficiency, health, and social well-being has become a pressing public problem, especially since the rapid increase in urban population. Hundreds of cities have their own planning boards, and others are studying or putting into effect the city plan prepared by experts to overcome intolerable conditions caused by congestion and undirected growth. Attempts to recover from past mistakes or neglect, from carelessness or inertia, are costing cities millions of dollars annually.

What of the millions who live in our thousands of villages? What are they doing to make their living and social conditions more healthful, comfortable, attractive, and effective, and to provide for population increase? Villages do not always have the benefit of a detailed plan prepared by an expert, but in many instances rural-community effort has already accomplished notable results.

Why should villages be planned? Who should initiate the planning? Where should responsibility for action and accomplishment lie? How can cooperation effect desirable results? Should plans include the future? What will they cost, how can they be financed, and what difficulties will be encountered?

This bulletin is an attempt to answer these questions by giving instances of what has been done in numerous villages in many States, as well as to indicate the importance of such planning and the facility with which valuable results may be attained. It does not offer model plans for villages or discuss technical details, but rather shows by statement of actual accomplishment what can be done by the average country village.

RURAL PLANNING—THE VILLAGE

By WAYNE C. NASON¹, *assistant agricultural economist, Division of Farm Population and Rural Life, Bureau of Agricultural Economics*

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WHY VILLAGE PLANNING?

THE LIVES of a substantial part of our population are intimately affected by village conditions. In the United States, in 1930, more than 9,000,000 people were living in 13,433 incorporated villages, each containing less than 2,500 inhabitants, and many others were living in unincorporated villages. Probably 10 to 15 percent of the total population live in these thousands of small centers. Moreover, most of these places exist because they render essential services to the surrounding farm and open-country dwellers in the realms of business, education, religion, health, and recreation. The 53,820,223 persons classed by the 1930 census as rural, produce practically all of our domestic food supply, send leaders and other workers into every walk of life, and are a major factor in the preservation of our national ideals.

The approaches, arrangement, sanitation, and attractiveness of these villages, upon which a sound and healthy economic and social country life depends, are of vital importance to all who live in the villages or use them throughout a lifetime. Villages should be easy of access, and the approaches should be direct, durable, and enjoyable. Physical lay-outs should be based on naturalness, healthfulness, and convenience; housing conditions should be sanitary, convenient, and economical; dwellings should be satisfactory to the eye and set in pleasant surroundings. There should be clean and well-kept lawns, tree-bordered streets, and good architecture.² Dump heaps should be removed from the public gaze; congested places should give way to open spaces; and public parks and playgrounds, lake shores, spots of natural beauty, and points of historic interest should be set aside for the use and enjoyment of all. Public buildings should be located and arranged so as to facilitate business efficiency and stimulate civic pride.

¹ Retired Oct. 31, 1933.

² "It is time that courts recognized the esthetic as a factor in life. Beauty and fitness enhance values in public and private structures * * * People are beginning to realize this more than before and are calling for city planning * * *." From the epochal decision of Justice Andrew Holt of the State Supreme Court of Minnesota in the case of the *Twin Cities Building & Investment Co. v. City Building Inspector James G. Houghton*.

Every village cannot have all these improvements at once, but each can overcome self satisfaction and can plan specifically for the betterment of conditions. The sooner these changes are planned the more easily they will be realized, year by year, even though only one improvement can be made at a time. A plan may be drawn before the village is started, taking into account existing natural conditions and allowing for necessary changes in the future. If the plan is flexible and the goal is always kept in view, the village may easily direct its growth and development, thus avoiding the necessity of making itself over later under great difficulties and at great expense.

The day of isolation has passed. No longer can villages afford to be ugly and unknown. Modern methods of transportation and communication have opened up the hidden places. Millions of tourists travel thousands of miles annually over improved highways. European villages have long realized the economic value of the tourist traffic and have prepared to take advantage of it. They have found that beauty pays, and have discovered that individuality and physical distinction in towns are definite assets.

Village planning, whether original or continuous, is the foresighted application of ordinary business methods in making public and private improvements, so that physical development will go hand in hand with social and industrial progress. It is not just a new way of spending money. It is the application of good business principles to the necessary spending of money; the spending of a little today that a much greater amount may be saved later. It is real conservation of public property and genuine economy of public funds.

Of the different instances of village planning that follow, some represent definite, initial planning relatively well adhered to in later years; some a combination of deliberate planning and spontaneous natural development; some villages largely replanned at considerable expense and trouble because of undirected early growth; and some villages doing one notable thing at a time all directed toward the general future well-being. In all, the human element is uppermost. Group action predominates. Social well-being results whether or not it is the direct objective.

TYPES OF PLANNED VILLAGES

VILLAGES REPLANNED

A VILLAGE INITIATES A CIVIC CENTER ON THE 200TH ANNIVERSARY OF ITS INCORPORATION—WESTON, MASS.

A good example of a village with little original planning, which recognized, though tardily, the need of a more attractive and efficient arrangement, may be found at Weston, Mass., a town of 3,332 people, which several years ago established a civic center and at the same time did away with a disfigurement of the landscape. The plan had been agitated for 25 years, but the two hundredth anniversary celebration of the founding of the town aroused the interest needed to initiate the enterprise. The desirability of a civic center was brought to immediate attention through the proposed location by the town authorities of a new fire station house at a place which did not fit in with the improvement plan.

The objects of the originators of the civic center were: (1) To have important public buildings, including the new fire station, centrally grouped; (2) to prevent an undesired development of an open space in the center of the village about which the erection of small, poorly planned buildings was contemplated; (3) to remove unsightly small

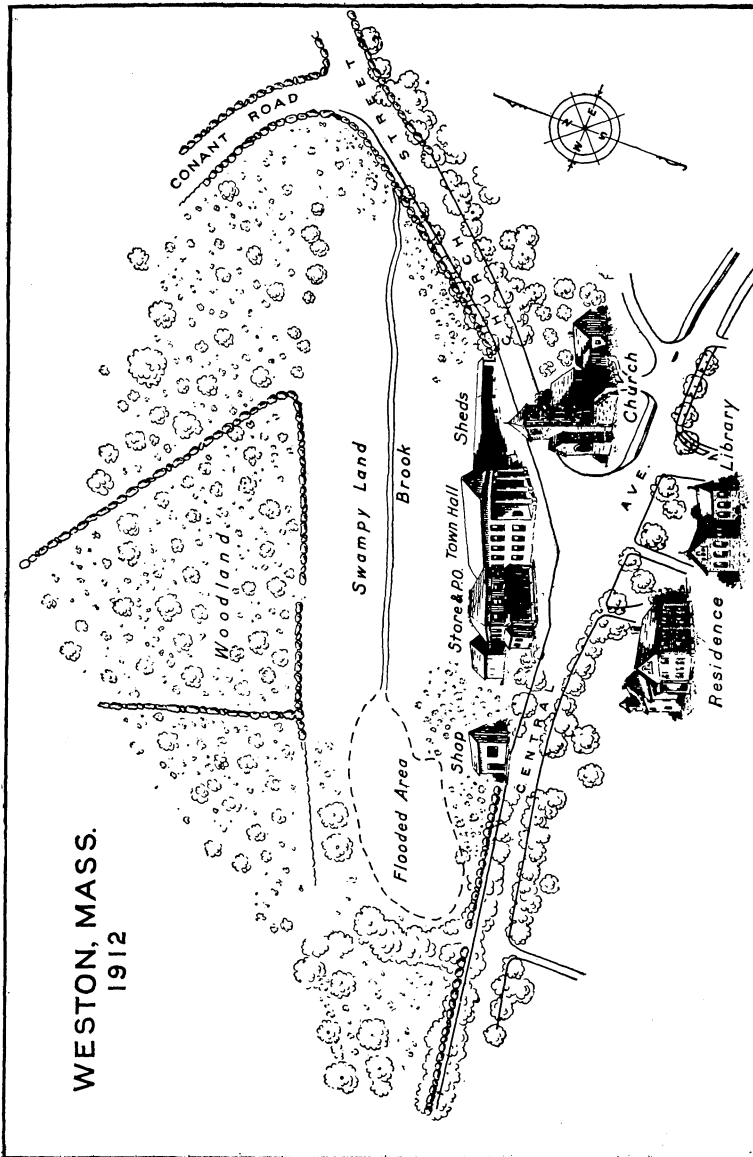


FIGURE 1.—The town center of Weston, Mass., before replanning.

shops and old, unattractive buildings already about this place; (4) to reclaim low, swampy ground, conducive to disease, forming part of this central open space; and (5) to remake this central open space into an attractive town common.

Fronting the central open space at an important street intersection and facing the main street was a group of old buildings, consisting of a general store and post office, the town hall, and small tailor and shoe-repairing shops with barns and shed (fig. 1). The post office was moved across the street to a prominent position in the proposed new civic center and was rebuilt. The town hall was torn down, and a new building of dignified and attractive design, with well-landscaped grounds, was erected on an elevation facing the opposite side of the open space (fig 2). One shop was removed to a less conspicuous but still central place, and the other shop, and the sheds and barns were destroyed.

The swamp land occupying the space between the moved buildings and the new town hall was drained, filled in, graded, seeded, and planted to pine, fir, and chestnut trees to form a town common. The oval shape and undulating topography give it distinction. The new fire station, of durable materials and good design, was placed beside the post office, nearly opposite the entrance to the common. A well-



FIGURE 2.—The new town hall across the new common after replanning; Weston, Mass.

built road, one-third of a mile long, was constructed on the side of the common facing the hall. This connected with the main street in front of the common, the two forming an elliptical roadway around it. Wide walks were constructed on both sides of the common and one across it, connecting the main street with the new hall.

To conform to the harmony of the new civic center, the church, located near the post office, was reconstructed and made more attractive in building and grounds. The library, built a few years previous to the contemplated new development but with the anticipation of conforming to it, was well designed and set in attractive grounds near the church. Another church whose architectural features and setting combine well with the new scheme of things was erected near the post office.

Three streets approach the common by curves, forming a smaller open space, with a fountain and flag pole in the center. About this are placed the two churches, library, new fire station, and post office

and general store, while the new town hall occupies a commanding position across the oval common (fig. 3).

These improvements were planned by a landscape architect and were developed in a natural way by the town improvement committee during the time from 1913 to 1918. The town took the land

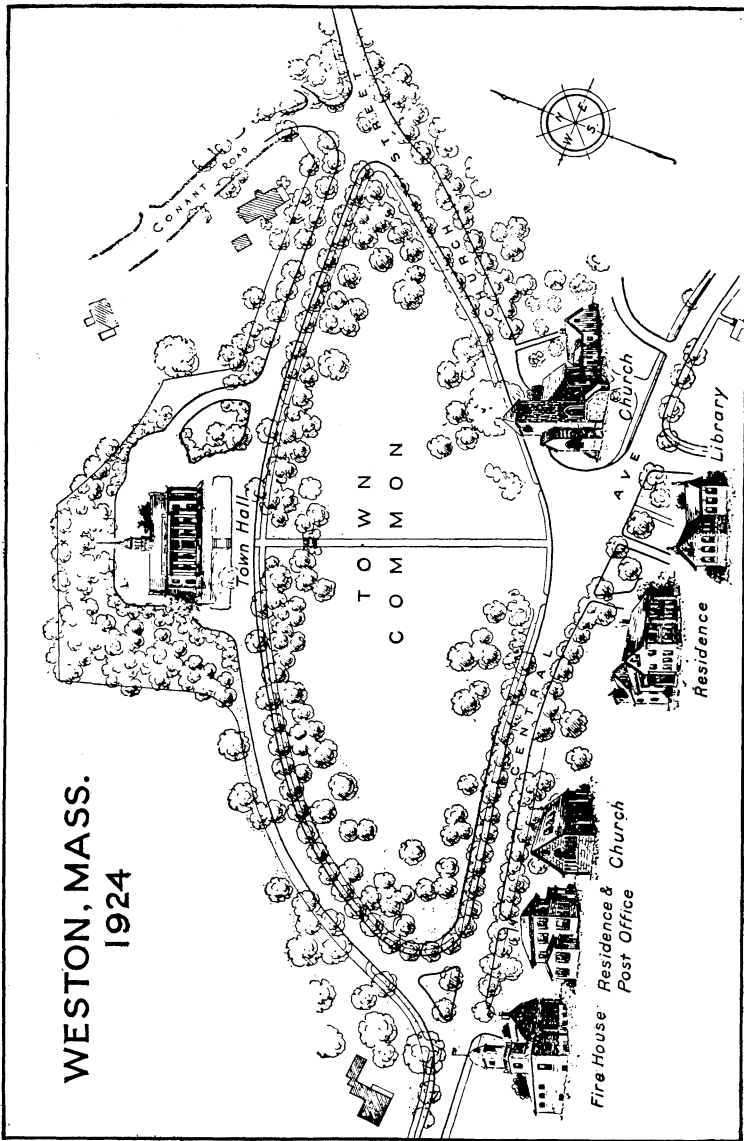


FIGURE 3.—The town center of Weston, Mass., after replanning.

by right of eminent domain, voted upon at town meeting, and owners were awarded damages. No lawsuits resulted. The project was financed through taxation and donations.

Of course this work was pursued under difficulties. The blue-prints of the plans were prepared 25 years before work was begun.

It took that length of time to overcome the doubts of the cautious ones. Some said that since the town had gone along for 200 years in the old way it was better to let well enough alone. Others said that the plan would be a fine thing for other towns, but that there were exceptional conditions in Weston which precluded successful execution. The result was that it cost twice as much as it would have cost 25 years earlier.

CIVIC BODIES ADD TO CONVENIENCE AND ATTRACTION OF A BEAUTIFUL VILLAGE—
COHASSET, MASS.

Long before the Improvement Association and the Sandy Beach Association were formed, Cohasset, Mass., was widely recognized as a village having many desirable planning features. Its citizens had already demonstrated that beauty was not inimical to the practical in modern town progress.

The most notable feature in the center of the village is the ancient common, 1,600 feet in length, with one end approaching the harbor



FIGURE 4.—North end of common, showing First Parish Church, built in 1747; Cohasset, Mass.

on Massachusetts Bay. Near the center of the common stands the stately First Parish Church, built in 1747 to replace the original building erected in 1722 for church and town purposes (fig. 4). South of the church is a natural pond with planned surroundings (fig 5). Across the street and facing the common stands the town hall and a century-old church; and near the southern end, on a slight rocky eminence, is a church of Gothic architecture. Near this are the post office and the police station, and further on the school, the public library, and another church. With well-kept lawns, century-old elms, and attractive houses and public buildings, this common adds distinction to an interesting village.

Much civic interest has been taken by Cohasset in its harbors. In 1914, at the celebration of the three hundredth anniversary of the discovery of the place, by Capt. John Smith, the town dedicated a covered public landing well-planted with shrubbery and marked by a

commemorating tablet. The town has also provided two landings for fishermen. The village has taken advantage of small open spaces at street intersections to make four of them into triangular parks, each about 200 feet on a side, and a wooded park of 80 acres was presented to the town some years ago.

Notwithstanding the attractive appearance and convenient lay-out of the village, its people backed by its civic bodies are not content with things as they are and constantly work at various improvements. Three notable later efforts along replanning lines have been accomplished or are in progress.

The restoration of the common was the first. The rocky knoll on which one of the churches stands was formerly a part of the common. During some apparent lapse of civic interest this land had been sold by the town for church purposes. The part of the common between the pond and the church had become occupied by a general store, dwelling, and outbuildings. An awakened civic consciousness, as reflected by the Improvement Association, resulted in the restora-



FIGURE 5.—Natural pond in the center of the common, improved during replanning of Cohasset, Mass.

tion of this second parcel of land to its intended use. After considerable effort and an expenditure of about \$15,000 obtained largely through public subscription from more than a hundred people, the association bought the land and presented it to the town. The work involved clearing the land of buildings, grading, making important road alterations, and providing improved facilities for automobile parking. This restoration did away with unsightly buildings and brought harmony to the common by making a continuous sweep to the church on the rock (fig. 6).

The Improvement Association wanted an inviting gateway to the village. They bought, with about \$6,500 in subscriptions, the stable lot opposite the railroad station near the end of the common and turned it into a park. They removed unsightly buildings and rubbish, filled in, graded, and seeded it, set aside a parking space, and built walls and paths. With the landscaping effects completed the visitor

by rail has an adequate introduction to better things to be found in the village.

With the gradual acquirement of almost all of the shore line for private purposes, some citizens feared that no bathing beach would remain for the use of town and country people. To provide for such use, public-spirited citizens formed the Sandy Beach Association and succeeded in acquiring a fine stretch of beach 1,200 feet in length on a partially enclosed body of salt water. At a cost of \$14,000, they removed temporary bathhouses and erected a bathing pavilion with 84 compartments, providing 150 lockers, observation platform, lobby,



FIGURE 6.—Partial view of place where buildings were removed and common was restored in replanning of Cohasset, Mass.

office, fresh-water shower baths, and toilets. Parking space was provided. A good road connects this improvement with the village. Funds were provided by sale of shares of voting but nondividend-paying stock. The rental of compartments, lockers, beach chairs, and umbrellas, with fees from users from a distance, make the pavilion self-supporting. It is managed by a board of trustees. Because of its public nature, taxes are not assessed upon the property. Various social events are held in connection with the pavilion, including annual swimming races.

All this (fig. 7) has been accomplished without the help of any municipal planning board, through the zeal of leading citizens and civic associations. Regarding these results, one of the leaders said:

The restoration of the common increased the value of real estate, made the town more attractive and a more desirable place for homes. The station-lot improvements added to the creditable appearance of the town, and the bathing pavilion furnished a community center during the summer where bathing can be enjoyed with comfortable conveniences and under proper supervision. It has proved to be a lesson in community spirit.

VILLAGES ORIGINALLY PLANNED

UNIT PLANNING OF FARM COLONY AND VILLAGE—PATTERSON, CALIF.

Careful initial planning for efficiency of arrangements and as a basis for social development is now the frequent prerequisite of

modern farm colonization. Attainment of economic success is coupled with the desirability of a normal social life.

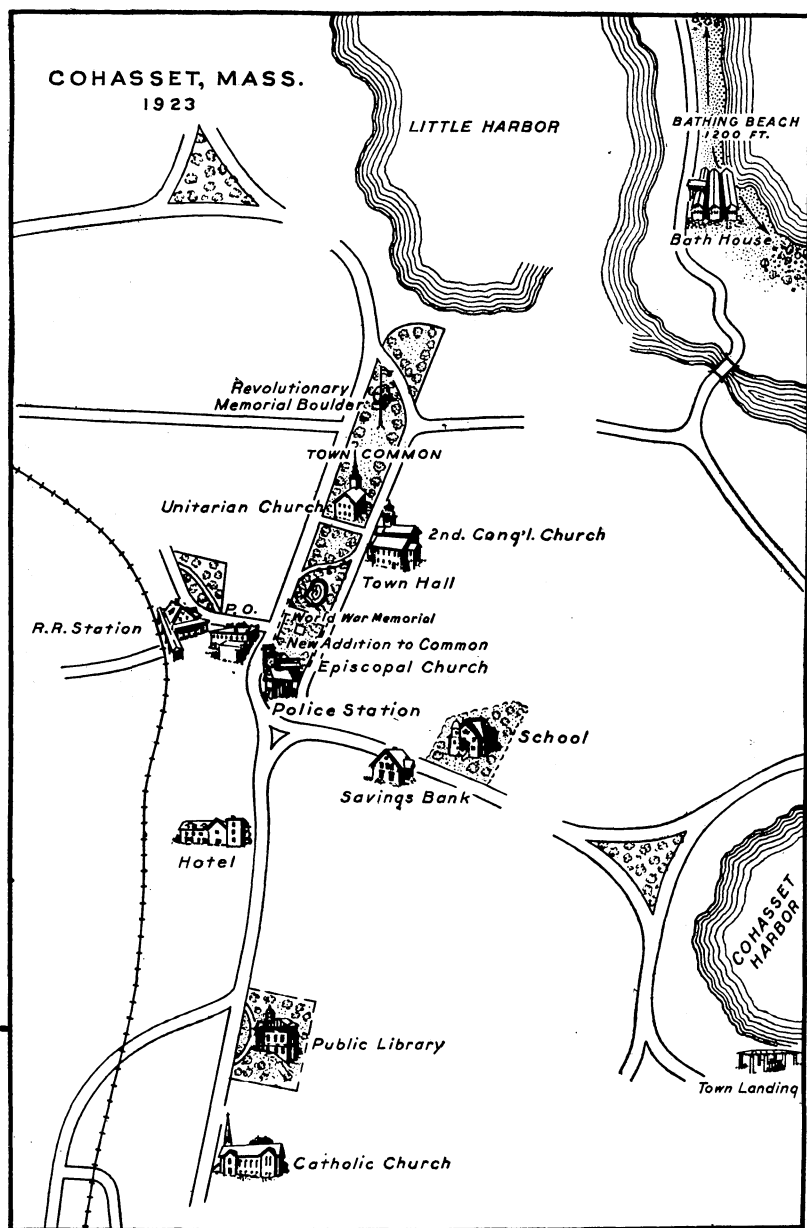


FIGURE 7.—Cohasset, Mass., after replanning. Restored common, center; station park, left; bathing beach and pavilion, upper right.

Patterson Village and the colony, the latter a tract of 18,000 acres divided into small irrigated farms, were originally planned in 1910

as a unit, and have been so developed. In developing the roads, both convenience and attractiveness to the users were kept in mind, the latter being achieved through well-planned landscaping.

Led by a chamber of commerce, a farm bureau, two women's civic clubs, and a home demonstration center, and supported by a



FIGURE 8.—General view of planned village, Patterson, Calif.

farming population of 2,000, a village of 694 people carried on the original plans for an orderly, convenient, and attractive village.

The dominating feature of the lay-out of the village is its circular civic center formed by 8 streets that approach the center like the



FIGURE 9.—Civic center in the originally planned village of Patterson, Calif.

spokes of a wheel (fig. 8). At the hub is a well-planned circular plot of ground. There is a building of the prevailing type of California architecture in which are the village post office and the offices of the land company. The 8 angles around the plot, formed by the 8 streets which meet at the center, are severally occupied by a hotel,

2 banks, a business block, and 2 parks; the other 2 were reserved for future public buildings.

This action of the land company in laying out a planned village stimulated local civic pride, as is shown by the hearty response of the people who, through community cooperation, have built a \$12,000 public library, a community clubhouse, a concrete swimming pool (50 by 150 feet) completed and fitted at an expense of \$5,000, and a \$70,000 grammar school to supplement existing grammar and high schools. A concrete grain elevator has been erected by a cooperative organization of grain growers at a cost of \$20,000. The community has developed a tourist camp and conducted successful district fairs. In the erection of public and trade buildings, good architecture and planning and careful placing of buildings have been emphasized (fig. 9).

A UNIQUE VILLAGE CENTER—TALLMADGE, OHIO

It too often happened that people from New England and the East left their traditions of beauty and good arrangement behind when founding settlements in the West. Discouraged by pioneer conditions or influenced by the desire for a boom town, good planning often gave way to haphazard methods that produced quicker results.

Tallmadge, in the Western Reserve, was founded in 1807, by Rev. David Bacon, of Woodstock, Conn. Woodstock has always been known as a charming, well-designed village, and it seems probable that it influenced the planning of Tallmadge. The settlers were largely from Connecticut. Buying a township approximately 5 miles square, containing 15,225 acres, already laid out into 25 sections of 1 square mile each, Bacon had it resurveyed, dividing it into 16 great lots, each separated by east and west and north and south main roads. Roads were also built from the four corners of the township diagonally to the village in the center, thus subdividing 8 of the great lots with diagonal roads from northwest to southeast or from northeast to southwest; the other 8 lots cornered on the diagonal roads leading directly to the village in the center (fig. 10).

In the center of this village a public square of $7\frac{1}{2}$ acres was laid out, and in the center of this square a park was built. It was fenced in, planted to shade trees, and encircled by a public road within the square, a continuation of the converging roads from the country. In 1822 the church was erected within the park, and in 1840 the town hall was built there (fig. 11).

Outside the park and around the square other public buildings, such as library, hotel, another church, stores, and private dwellings, were subsequently erected, forming a civic center. The public library was established in 1813 on the joint-stock plan, supported by sales of shares, fines, assessments, and donations.

Church tithing and church membership by adults were initial requisites of land purchase, but this practice gradually fell into disuse. The general plan of township and village, however, remains to this day although two corners of the township have since been ceded to adjoining townships.

The arrangement of the roads produced 8 corners at the center and 6 corners midway between the center and each of the 4 corners of the township. At each of these 4 groups of 6 corners a schoolhouse

was established at an early date and other schoolhouses have been added at convenient localities from time to time.

The chief advantages of this plan are the effective grouping of public buildings on or near the parklike square in a civic center, and the direct lines of travel over the roads in contrast to the section-line road system of much of the Middle West and the West. One may go more directly from the country to the village or to the school, and return. This also enables the schools the more readily to become rural community or civic centers.

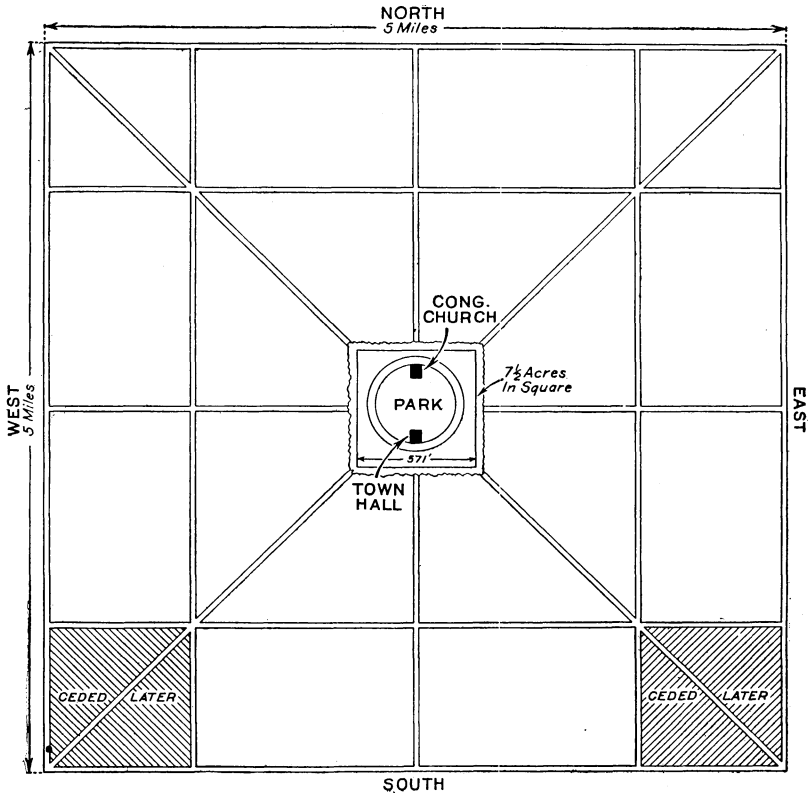


FIGURE 10.—Plan of township and village center of Tallmadge, Ohio, as laid out in 1807.

VILLAGES CONTINUOUSLY PLANNED

AN ATTRACTIVE FARMING VILLAGE WITH NOTABLE CIVIC CENTER—
HADLEY, MASS.

It was in 1675 that "the angel of the Lord" appeared and saved Hadley. One of the regicides, a member of the court that had condemned Charles I of England to death, had been in hiding in a secret chamber of the pastor's home. Appearing suddenly to the great surprise of the people at worship, he advised them of an approaching Indian attack and led them to victory, returning to his hiding place again as suddenly and as secretly as he had come, never to be seen again by them.



FIGURE 11.—Tallmadge, Ohio, civic center as laid out in 1807. Town hall, right; church, left; both in the circular park of the central square.

Even at that time Hadley had some of the elements of a well-planned village. Its now celebrated West Street (fig. 12), laid out in 1659, was then the town common, with the village structures on

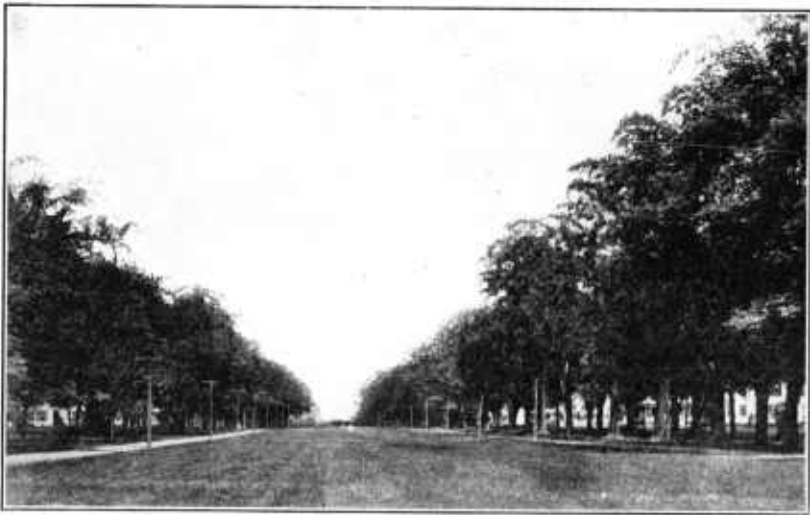


FIGURE 12.—Town common, West Street, Hadley, Mass., laid out in 1659, as it appeared in 1923.
Road and double row of trees on either side.

either side and with the church occupying the center of the common toward the north. The street is 330 feet wide and extends a full mile across the bend of the Connecticut River.

Two roads were laid out, one on each side of this broad street, enclosing a strip of green; and later a double row of elms was planted at the outer side of each road. Between the trees are the walks, and outside are the wide, smooth lawns leading up to the colonial dwellings. At one end of the broad avenue, down the long vista of gigantic, wide-spreading elms is a memorable view of river and mountains. The common, 40 acres in extent, has had various uses. During Indian troubles, as the village was surrounded by a stockade it was the public grazing place. It has been used for military drills and for the mustering of large bodies of soldiers, as well as for public celebrations.

As the center of population moved eastward another broad street called Middle Street was laid out a quarter of a mile east and was later bordered with elms. The principal street crossing these two, also wide and tree lined, is called Russell Street.

Church services were held in private homes until the first church building was completed on the common in 1670. This church was replaced later by a second building, and by a third erected in 1807. Much attention was given to the architectural features of the last building, which was surmounted by a Christopher Wren spire. In 1841, following the trend of population, this church was moved to a spot near the corner of Middle and Russell Streets, and was thus the beginning of a noteworthy civic center (fig. 13). About



FIGURE 13.—Partial view of civic center, Hadley, Mass. Left to right, primary school, library, town hall, church.

the same time the present town hall was erected and located on the principal corner between the church and Russell Street. Of dignified colonial architecture, it occupies a prominent place in the civic group. Directly across the street from the church and town hall, facing Russell Street, is the town grammar school built in 1894 on a slight rise with broad, smooth lawns, the commanding position in the civic center (fig. 14). Directly across Russell Street from the town hall and opening on two streets is the town library, built in 1902, named after one of the leading early settlers, and financed by 150 popular subscriptions and a donation. In 1919 it was remodeled as a memorial to Hadley soldiers by adding a gable, by installing rooms for patriotic societies, and by placing a tablet in memory of the soldiers. Close to the library on West Street is located the well designed primary school, erected in 1922 through tax-

ation. Adjoining the grammar school on Russell Street is Hopkins Academy, said to be the second oldest classical institution of learning in New England, now largely supported by the town for high-school students; and just beyond this is the "teacherage." Close to the



FIGURE 14.—Continuation of civic center, Hadley, Mass. Left to right, town hall, Congregational Church, intermediate school.

library on Russell Street is another church; and on the fourth corner, set well back from the street, is the post office and general store.

Thus, in this town of 2,682 inhabitants of whom little more than half live in the center, 9 of the town's important public buildings,



FIGURE 15.—North road entrance to Hadley, Mass.

practically all of them, are grouped about one corner intersected by the two main thoroughfares (fig. 16). Entrance to and departure from the town center are made through attractive gateways (figs. 15, 17, and 18).

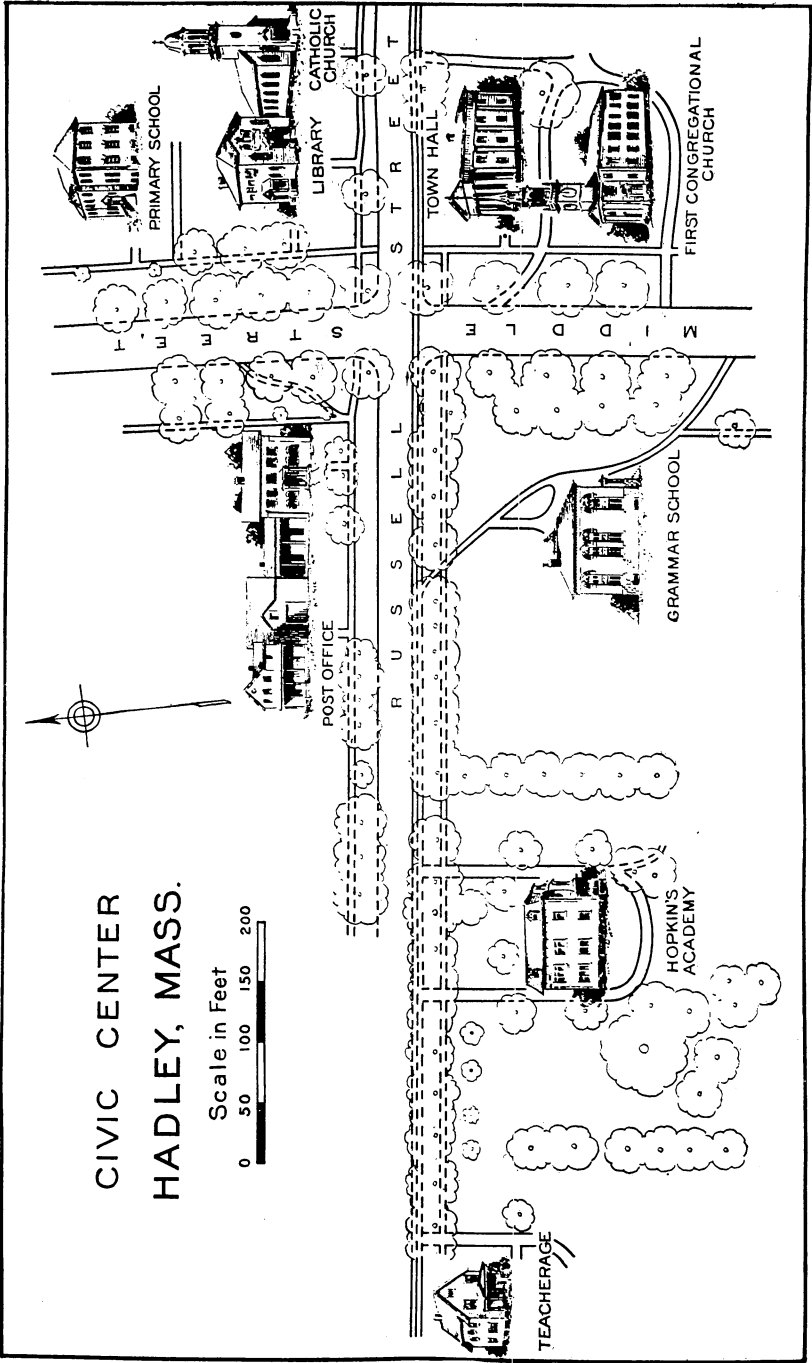


Figure 16.—Complete view of civic center, Hadley, Mass.

The people of the village as well as the people of the outlying sections are mostly farmers. Those living in the village usually go daily to their fields on the outskirts. All improvements in this

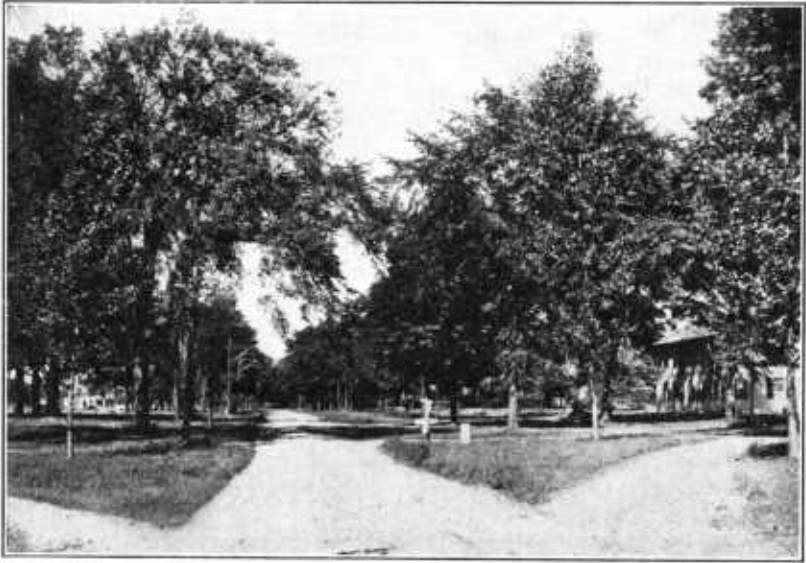


FIGURE 17.—South road entrance to Hadley, Mass.



FIGURE 18.—West road entrance to Hadley, Mass

town of farmers were proposed, determined, and financed in the general assemblage at the town meeting.

A NEW ENGLAND FARMING VILLAGE—ELLINGTON, CONN.

Settled by people of English stock, adventurous, religious, and independent, who during the eighteenth century gradually pushed their way up the Connecticut River Valley from the Saybrook settlements, Ellington was incorporated as a town in 1786. From then until now farming has been the only important industry, a little more than half of the population of the town living on farms. A considerable number of the villagers are retired farmers and their families.

Of the 2,253 population, the 500 living in the center are mostly retired farmers.

Here is found community spirit at its best. Farmers and villagers work harmoniously together in the Grange, farmers' clubs, churches, schools, and lodges. There is much civic pride—pride in well-tilled, clean, successful farms, in beautiful tree-lined roads, in clean streets and parks, in wide green lawns, in stately public buildings.

The visitor receives many definite impressions. The beautifully shaded approaches seem to welcome him and suggest a village of

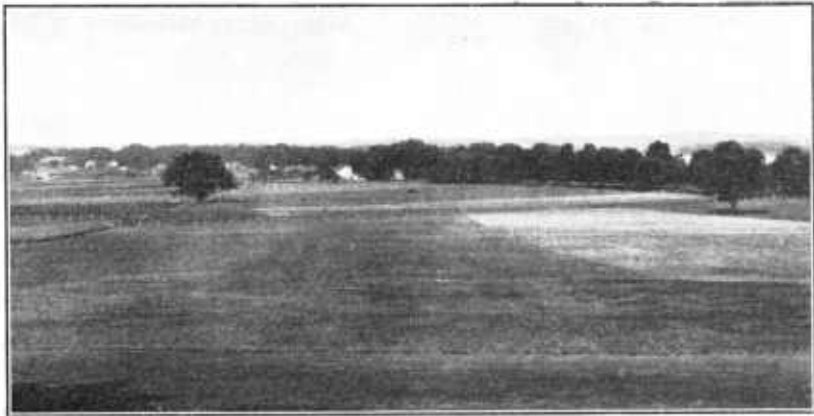


FIGURE 19.—Partial view of the fringe about the rural village of Ellington, Conn. Maple Street at right. The fringe on every side of the village is as attractive as this view.

ordered serenity and contentment (figs. 20 and 21). His first view of the center, with its tall colonial church spire among the trees, is across a fringe of clean, smooth, well-fenced farms which encircle the village so closely that there is no room left anywhere for dump piles, ash heaps, and vacant lots filled with weeds and trash (fig. 19).

The 4 main roads approaching the village from northeast, northwest, southeast, and southwest merge at an attractive civic center around 2 small parks shaded with towering elms and maples. One of these, Church Park, was set aside as church land when the village was founded and was occupied by the church that is now situated across the street.

At Church Park is seen a manifestation of that early civic spirit which has always distinguished the village, for it was about 85 years ago that the pastor, after a stirring lecture on the subject of village beautification, called for volunteers who came the next day in a body to the park and planted elms and maples. Community spirit is also responsible for the beauty of the adjacent common. On the

day in 1910 when the library was dedicated, it was suggested that a "working bee" be held for the purpose of improving the common. During the next 2 days nearly 100 men, with picks and shovels



FIGURE 20.—Southeast road entrance from farming community to Ellington, Conn.



FIGURE 21.—Maple Street gateway from village to farming community west of Ellington, Conn.

and with 30 teams, regraded the grounds and planted trees while the women of the village cooked and served lunches.

Across the street from Church Park is the one church of the center, organized in 1737 (fig. 22), which serves the people of the center and nearly all the people of the town. Situated on a slight rise of ground with well-kept lawn and frame of trees, facing the main street and the park, it takes its place in the town civic center.

West of the two small parks the village library occupies a prominent position among the public buildings and by its dignified architecture adds much to the whole setting. At the other end of the parks are the post office and general store, the old town hall, and the village schoolhouse.

The smooth, wide, tree-bordered main streets make a strong appeal. They are a continuation of the principal roads which, approaching at angles and merging at the civic center, form rather irregular spaces that are more attractive than square plots of ground.



FIGURE 22.—Civic center, Ellington, Conn. Post office through original common at left; town park, front center; well-placed church at right.

Maple Street is bordered for a mile with century-old, overhanging elms and maples planted by the former owners of the abutting farms. Near the village center, the street is fringed with cottages set back from the street, with well-kept lawns. Further on these cottages give way to attractive farms. In fact, Ellington has many features simple and inexpensive in nature, which are within the means and possibilities of the typical rural community if only the foresight and the will are present (fig. 23).

A COUNTRY VILLAGE REGENERATES ITSELF—STOCKBRIDGE, MASS.

In the Berkshire hills has arisen through the course of years a modern village with many well-planned features which may have had a greater influence for good on the beauty and cleanliness of other towns than any other village in the country. Here was organized in 1853 what is said to be the first village-improvement society in the United States, Laurel Hill Association, which has a record of

continuous regular meetings and remarkable achievements for more than three-quarters of a century.

Stockbridge was not always an attractive village although it has always possessed a small common and a wide main street. Previous to the society's organization it was a commonplace village of the hills without sidewalks, parks, or public reservations, with dusty, ungraded streets shaded by a few trees, with unkempt cemetery and run-down common and dump heaps, and with few public buildings or private dwellings of notable architecture. It is now an outstanding example of what a rural village with little original planning can become, if its citizens consciously plan for the future and persistently carry out their plans.

Before any improvements were started, a committee was appointed to make a thorough study of needs and opportunities. This committee gave much time to its task, and it has continued to serve throughout the years, though with some changes in personnel. Other committees such as finance, sanitation, parks, streets, and cemetery were appointed as improvement projects got under way. The

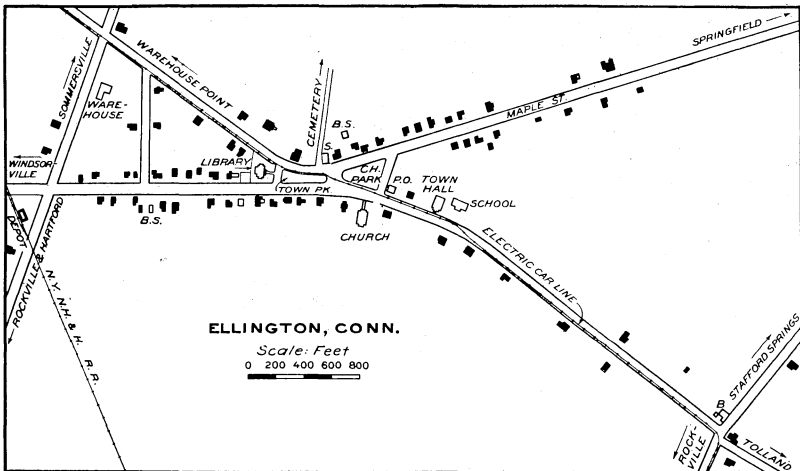


FIGURE 23.—Plan of Ellington, Conn., showing natural road approaches and civic center.

village was divided into five districts with a committee to serve each and to keep in touch with citizen opinions and wishes.

The society early stated that its object was to improve, ornament, and care for streets, commons, and walks; to grade and maintain roadways; to plant trees; to lay out watercourses and parks; to beautify vacant places; in short, to work "till art combined with nature shall have rendered our town the most beautiful and attractive in our ancient commonwealth." A planting plan was prepared by a nationally known landscape architect, and the committees have attempted to follow this plan.

A visitor is first impressed with the clean fringe about the village. Next he is surprised to find, in the village center of a town of 1,762 population, a gateway consisting of an attractive railway station and park (fig. 24). When the old wooden station with its usual unkempt surroundings had burned and another wooden one was projected by the railway the association intervened and through its influence a

stone building was erected surrounded by lawns, shrubs, and trees. The association paid half the cost, raising the money through popular subscription. It also acquired land adjacent to the station grounds, transformed it into a park, and assumed the cost of its maintenance.

Entering the main street, the visitor finds a broad well-paved avenue, a mile in length, with green borders, pleasant walks, and overhanging elms, at one end of which is a civic center. The association has planted more than 2,000 trees, has built the entire system of village sidewalks, and is responsible for the draining and grading of the streets.

When the trolley company planned to run a line through the main street, the association and others opposed the proposition and secured public subscriptions for the purchase of another right of way. To do this it was necessary to buy more land than was needed. Thirteen acres were fenced, and a baseball field and tennis courts were built, and the whole was deeded to the town as a recreation park.



FIGURE 24.—Railroad gateway; Stockbridge, Mass.

The association took its name from Laurel Hill, a 10-acre wooded knoll near the center of town that had been deeded to it. The knoll was converted into a park and playground and has since been the especial care of the association, which holds its annual festival on the hill in a natural amphitheater where a stone rostrum and memorial seat have been built.

The association early took over the care of the cemetery. A hedge of Norway spruce was planted around it, walks and drives were constructed, and other shade trees were planted. The neglected village green was cleaned, mowed, and planted to trees (fig. 25). Triangular parks were developed at street intersections, where later through private and public effort monuments and fountains were placed, all cared for by the association. It rescued from neglect the burial place of the Stockbridge Indians, making it into a small park marked by a granite shaft. Recently Monument Mountain, a neighboring State

reservation, has been placed in its care and many trees have been planted there. Other results inspired by the association include the planting of individual memorial trees; planting and care of trees by children; private and public yard improvement through stimulation



FIGURE 25.—Part of Stockbridge, Mass., civic center. Front, common; left to right, town hall, chimes tower, Jonathan Edwards monument, church, and rectory.



FIGURE 26.—Street corner parks, Stockbridge, Mass., showing fountain and soldiers' monument.

by cash prizes; the fostering of libraries and reading rooms; the installation by the association of street receptacles for rubbish, and of street lights, running water, sewers, street sprinklers, and snow plows.

One value of an improvement society is that it may seek memorial gifts and inspire public donations to the town which add to local interest. The Stockbridge association has encouraged the placing of many such memorials. One of the leading churches is the gift of a local resident. Rev. David Dudley Field presented to the town a neighboring tract of 40 acres containing Ice Glen, a long cleft in a small wooded mountain, filled with caves and perpetual ice formations, which is maintained by the village and the association. This is much visited and has become a well-known picnic place. To this spot every year marches the famous ice-glen parade, usually enacting an historical pageant on Laurel Hill. Further festivities are held at the recreation park and at the town hall.

On the village green, near the site of the early ministerial labors of Rev. Jonathan Edwards, a monument was erected to his memory from money largely subscribed at a reunion of 1,000 of his relatives.



FIGURE 27.—A well-placed hotel on the main street facing a street corner park and the soldiers' monument, Stockbridge, Mass.

Cyrus W. Field presented to the town a small natural park near the village, the site of an old church. On the site of the first Indian mission church, Rev. David Dudley Field caused to be erected, in honor of his grandchildren, a stone campanile containing a clock and a chime of bells. Through the efforts of a member of the association, the banks of the Housatonic River near Stockbridge were greatly improved. Formerly the village cesspool and dump were located here. Now the banks have been beautified and the water is clear and suitable for recreational uses. An Italian citizen erected a fountain near the center of the village in one of the small parks, and in another of these parks a soldiers' monument was placed through public subscriptions and town appropriation (figs. 26 and 27). A memorial to a former president of the association has been built in the form of a walk from Laurel Hill to the Housatonic River and a concrete foot bridge across the river has been erected leading to the path through

the glen (fig. 28). The association has had a pronounced influence upon public and private architecture and landscaping. Prizes offered by the association and public-spirited citizens have encouraged this improvement even among the more modest houses, one such prize of \$100 having been awarded to one of the town's most humble citizens.

A new town hall replaced the old building on the green. In addition to the town offices it has a large public auditorium and a room set aside for the use of the Grange. The town library, established largely through popular subscriptions and a donation, is well housed on the main street. The high-school building, also a gift to the town, is attractive and is fronted by a smooth greensward.

The association does not regard its work as completed and is planning for the future. Its operations are financed by popular subscriptions and gifts and it now has some investments the income of which is used for continued improvement.



FIGURE 28.—Memorial bridge on the path to Ice Glen, Stockbridge, Mass.

TYPES OF PLANNED FEATURES IN VILLAGES

RAILROAD STATIONS AND GROUNDS

ARRANGEMENT OF RAILWAY STATION GROUNDS OF LIMITED SPACE—PARNASSUS, PA.

The railway station at Parnassus, Pa., is on a narrow strip of ground lying between a main thoroughfare and the railway tracks. Not much ground is available, but an excellent arrangement and treatment of the small space has been effected (fig. 29). The "all-the-year-round" plan of ground improvements was employed. Trees and shrubs, including hardy perennials, were used. Adjacent lands opposite the street and the tracks have been planted to screen off unsightly places and approaches.



FIGURE 29.—An inviting railroad gateway; Parnassus, Pa.

A RAILWAY AND A CIVIC LEAGUE PRODUCE AN EFFECTIVE VILLAGE ENTRANCE—
MOORESVILLE, N. C.

The railway that runs through Mooresville, N. C., has always shown an interest, even in a financial way, in having attractive station grounds. In its general offices a woman is employed to look

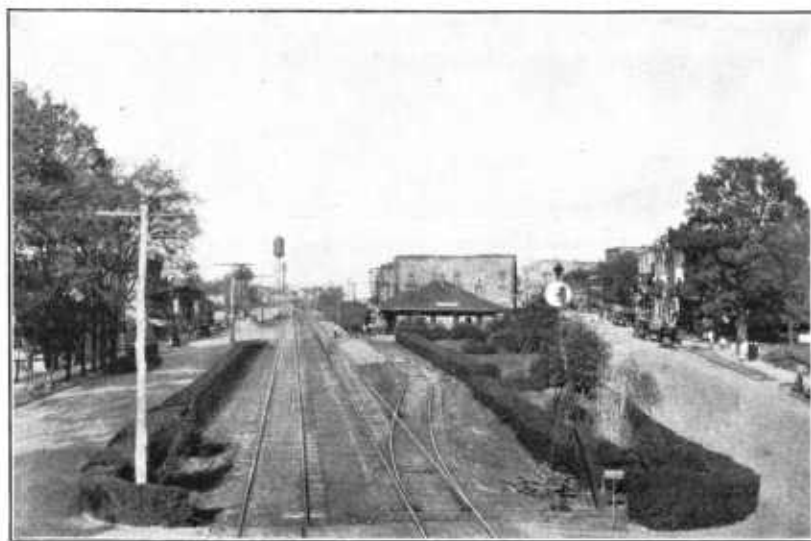


FIGURE 30.—A convenient railroad gateway at Mooresville, N. C.

after and assist such enterprises, and there are field men to care for the grounds. Such interest on the part of the railway, if supported by local pride, leaves little excuse for towns along the line having uninviting gateways.

The railway grounds at Mooresville occupy an important place in the center of the town plan, at the lower part of the V made by the two most important streets converging at an acute angle. On both sides of the street forming this V are the principal commercial buildings. As the lower part of the grounds was much used by merchants as a car unloading place it was formerly very unsightly.

Knowing of the official interest of the railway, the local civic league initiated a campaign for a town gateway which should be in keeping with its important position in the town plan. Encouraged by a personal visit from the railway representative, the league proceeded to raise \$50. Another unloading place was secured and, using local equipment and help, the league cleaned up the old place, plowed and fertilized it, and partially enclosed it with a chain fence (fig. 30). The railway furnished shrubs and flowers, did the planting, and pays a gardener to care for these grounds and those of four other stations.

A general town clean-up and improvement movement soon began. Many private residents employed landscape gardeners to replan their lawns. The league raised more money and greatly improved the cemetery. A leading citizen stated that the street paving is a direct result of the civic interest aroused by the gateway campaign and its results. The civic league bought and reconstructed a building to be used as a community house, at a cost of \$4,500, financing it by receipts from entertainments and the sale of shares. When the vice president of the railway came to the town he was so impressed with the cooperation of the citizens in improving the station grounds and the town that he promised a new station building. Incidentally, the merchant who protested the most urgently, prophesied personal business ruin if the unloading place were removed, and even threatened injunction proceedings, became an enthusiastic supporter of the enterprise.

RIVER FRONTS

A VILLAGE REDEEMS ITS WATER FRONT—BELLEVUE, IOWA

An example of what a small town can do to clean up its water front and make it the kind of front door a town should have is found at Bellevue, Iowa.

Bellevue, a river town of 1,700 population on the Mississippi River, had the usual river-front conditions that such towns have to contend with—narrow, poorly lighted streets, vacant lots overgrown with weeds or filled with refuse, and poorly constructed small buildings. It was decided that passengers on passing boats and excursionists from steamers dropping anchor should have a favorable impression of the village. Now in place of the old conditions there is a neat little park of close-cropped greensward with plantings of trees, shrubs, and flowers; a permanent observation and band stand; a large boulder bearing a World War honor roll; a World War cannon, a substantial flagpole, and seats; all approached from the river by a concrete landing, and by walks and steps 35 feet wide, with attractive electric-light settings (fig. 31). The total cost of the enterprise was \$8,500, obtained from numerous public subscriptions and a 2-mill town tax.

As soon as the park was completed adjacent property owners began to clean up their premises, paint and repair buildings, and improve their surroundings.



FIGURE 31.—An improved water gateway; Bellevue, Iowa.

Band concerts, public speaking, and celebrations take place in the park, and when in June 1923, the two hundred and fiftieth anniversary of the explorations of Father Marquette and Louis Joliet was celebrated, the people of Bellevue received and entertained their thousands of guests at their new water-front gateway.

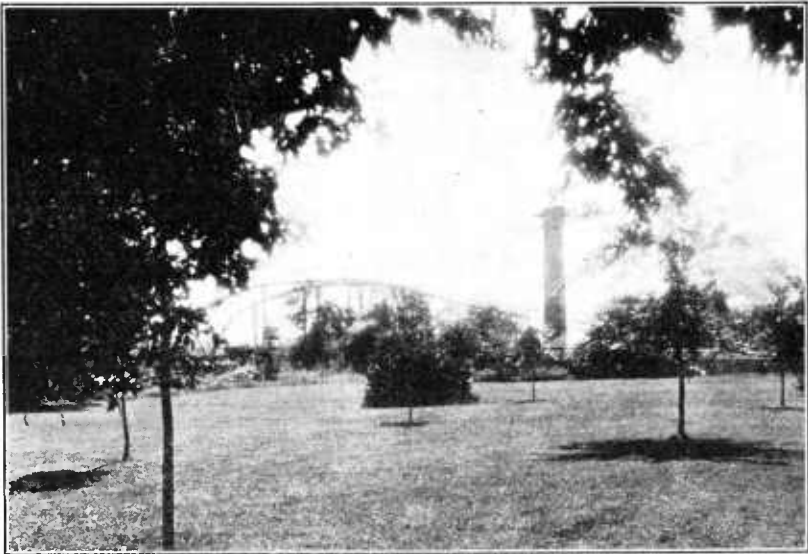


FIGURE 32.—The town dumping ground as beautified by the Ladies' Civic Club, Lewisburg, Pa.

THE TOWN DUMP BECOMES A SCENIC ASSET—LEWISBURG, PA.

"That place has been there as long as I can remember," said one town father. "There has to be some place for the town refuse," said another, "and besides, that's the natural escape for the sewer."

Age and tradition were on the side of the town fathers. "That place" had been there farther back than memory ran. Every time the people went into the country or across the river to the adjacent city the town dump was the last reminder of home. Every time the people from the country, the neighbors across the river, or the strangers from the big cities arrived in the town the first impression was conveyed by "that place."

But the women citizens were not dismayed. They formed a civic club, began a barrage of agitation for improvement, and accumulated funds against the time when inertia could be overcome. Through such enterprises as lecture courses, local plays, and food sales, and through donations, enough money was secured to swing the enterprise. The block of land on the river front between the two bridges finally became the property of the club. Old shacks were removed; refuse was cleared away; the ground was leveled; a lawn was made; trees, flowers and shrubs were planted; walks were built; and electric lights were installed. And when the municipal officers couldn't see their way clear to install pipes to conduct the overflow of the village sewer underground to the river the women held more sales and entertainments and paid for the work. In all, more than \$7,000 was raised and spent on the work of redeeming the town dump and improving the river bank.

Now the last impression of the departing visitor is of wide lawns and green trees, and the incoming guest or stranger has the same pleasing view as a welcome (fig. 32).

STREETS

IMPROVEMENT OF A MAIN STREET—FOREST CITY, N. C.

Municipal officials can generally be depended on to vote material improvements, but not those esthetic betterments which make the place more satisfying as a permanent home. Herein lies the value of civic organizations, especially women's clubs.

During several years the officials of Forest City, N. C., which has a population of 4,069, submitted bond-issue propositions to the total value of \$300,000 for waterworks, sewerage, electric light, and school systems which were approved at the elections. Not satisfied with this, the Ladies' Civic Club succeeded in persuading the town officials to permit them to place and maintain some parks along the center of Main Street.

The street was exceedingly broad, bordered by low buildings with pavement from curb to curb. A landscape architect from a neighboring city drew plans which provided for three small parks down through the center of the street, a distance of about three blocks. The parks are planted with trees, shrubs, and flowers, have concrete curbing, and are provided with a flagpole, an inscription stone, and seats. They are dedicated to the ex-service men of the county (fig. 33). The total cost was \$2,500, obtained from entertainments of various kinds and public subscriptions. Maintenance expenses amount to \$100 to \$150 a year, obtained from similar sources.



FIGURE 33.—Main Street, Forest City, N. C., as improved by the Ladies' Civic Club.

PARKS AND COMMONS

A NOTABLY ATTRACTIVE VILLAGE FEATURES A TOWN COMMON—BARRE, MASS.

The town common—the central, green, open but shaded space around which the principal buildings of the town are grouped—is the most attractive and distinctive feature of the New England village. It has become, in many instances, the center of the social life of the people and a place of recreation.

The Barre common, 160 years old, is about 550 yards long by 100 yards wide, tapering at one end, and is surrounded by broad paved streets. Cross streets divide the common into three parts. One end is fenced and provided with a fountain, a war monument, benches, hedges, and gravel walks. A band stand occupies part of the unfenced area. Large century-old maple trees give abundant shade (fig. 34).

Facing the common on all sides are the stores and the following public buildings: The town hall, built 95 years ago; the post office; 2 hotels; the library building, owned by the library association; and 4 churches. These buildings are well designed, have attractive landscape settings, and are well placed on the common. The common is in frequent use for community fairs, band concerts, memorial exercises, and public entertainments.

Since the formation of the village-improvement society, about 40 years ago, the common, streets, and private and public places have been well kept. The town has 3,510 population, the village has about 1,500, and the improvement society has 500 members. The society maintains the common and parks, builds and cares for sidewalks, plants, shrubbery and flowers, and for this work regularly employs 1 or 2 men. It finances its work by receipts from entertainments, raising about \$3,000 in some years. It has had a yearly budget of

about \$1,000 and a balance of \$10,000. A live village-improvement society and a well-planned village usually go hand in hand.



FIGURE 34.—A portion of the common at Barre, Mass., is reserved for public celebrations.

A PICTURESQUE SPOT PRESERVED FOR PUBLIC SOCIAL USE—BARRE, MASS.

Within the town and adjacent to the village center of Barre, a picturesque stream of water rushes through a deep gorge, forming a canyon to the depth of 50 feet in places. The land on both sides is covered with pine, hemlock, and chestnut trees and a profusion of flowers and ferns. The spot has been a favorite picnic ground for generations and the show place of the town (fig. 35).

Although the abutting land was in private hands, long-continued use had given the community the sense of possession, until the announcement was suddenly made that the owner was about to cut down the timber, which would practically destroy the value of the spot as a recreation ground.

In an emergency of this kind municipal or community action is preferable; but as both are necessarily slow, the town was fortunate in possessing a public-spirited citizen who bought 20 acres of land covering both sides of the gorge. The village then proceeded to link the glen with its other attractive physical features by suitable roads. The purchaser planted 2 acres of pines, built 2 dams, a bridge, and summer house, made entrances and paths, placed benches and stairways, and erected signs reading "For the use of the public." Finally, he placed a clause in his will to the effect that after his death the project should become the property of the town.

THE ORIGINAL VILLAGE CROSSROADS BECOMES THE SITE OF THE VILLAGE PARK—
LE ROY, OHIO

Among the local improvements brought about by the village of Le Roy, through the encouragement of the local farmers' mutual insurance company and its employees, was the laying out of an attrac-

tive park opposite the two churches near the center of the village (fig.



FIGURE 35.—A view in the glen reserved for public social use at Barre, Mass.

36). One of these churches, of the colonial type of architecture, has been standing over 85 years and is much prized for its dignity.

The park was one of the results of an active campaign for village improvement and was laid out by a landscape gardener. It is situated at the old intersection of the two cross-roads where the village had its beginning 90 years ago. It is oval in shape and is planted with shade trees and flowers. Well-designed electric lights surround it.

CEMETERIES

AN ATTRACTIVE CEMETERY LOCALLY PLANNED—LANARK, ILL.

In this village of 1,200 people, a citizen who could draw elementary plans, a zealous caretaker, and a far-seeing board of managers have produced a village cemetery which not only attracts wide attention but has stimulated the better planning of the cemeteries of half a dozen other villages.

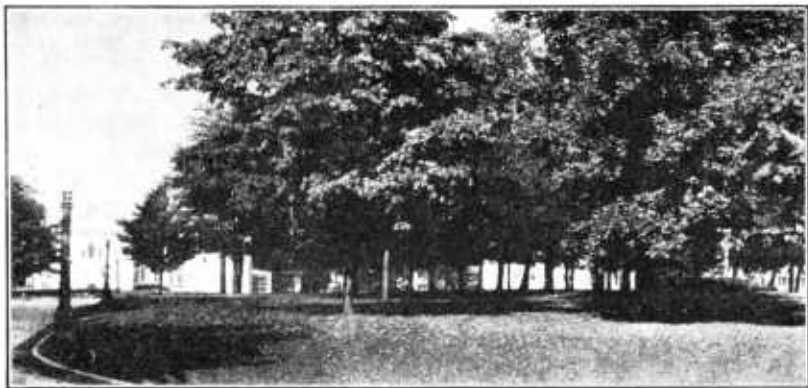


FIGURE 36.—A country village park with a background of churches; Le Roy, Ohio.

For many years after its inception in 1862 this cemetery was little more than a burial place. It increased in size as need arose and was

the property of the village but the especial care of no one. A number of years ago, however, local plans were drawn with a view to the future, plantings were started, and it was later placed in the care of a board of managers appointed by the mayor.

It has an area of 22 acres planted with trimmed arborvitae hedges and framed with elms and maples (fig. 37). Within the area are three small circular parks planted with pine or maple trees, fenced,



FIGURE 37.—A neglected cemetery improved; Lanark, Ill.

and provided with benches. The maintenance expense of about \$1,500 yearly, including the salary of a caretaker, and improvements has been financed from interest received from an endowment fund obtained from the sale of lots at \$50 each.

PUBLIC BUILDINGS

A GROUP OF BUILDINGS AND A PARK WHICH PRESERVE BALANCE—
BRANDON, VT.

No matter how architecturally pleasing a group of buildings may be, it never attains its full measure of beauty until it is framed by appropriate plantings. On the other hand, a park or common hemmed in by rows of unattractive buildings does not appear at its best.

Many years ago the site of the park at Brandon, Vt., was a sandy treeless place around an old well and surrounded by dilapidated buildings. A number of citizens planted trees there as a town improvement, and later a fountain and a band stand were added. Gradually the bordering groups of ugly buildings were replaced by modern buildings of good design, or new facades were added or old fronts were made uniform, and the general appearance greatly improved.

As most of the important streets radiate from the park, which is now lined on all sides by groups of modern public and commercial buildings, it has become an attractive center of a beautiful village (fig. 38).

A COUNTY COURTHOUSE OCCUPIES CENTRAL SQUARE OF VILLAGE—PRIMGHAR, IOWA

Courthouses in practically all sections of the country have often been of good design and have been given a conspicuous place in the town plan, frequently occupying the center of a public square.

When the new courthouse of O'Brien County, Iowa, was erected in 1916 it was located on the site of the old one, on the most prominent square of the county seat, a village of less than 1,000 population. The limestone building cost \$165,000 and is a well-equipped, modern

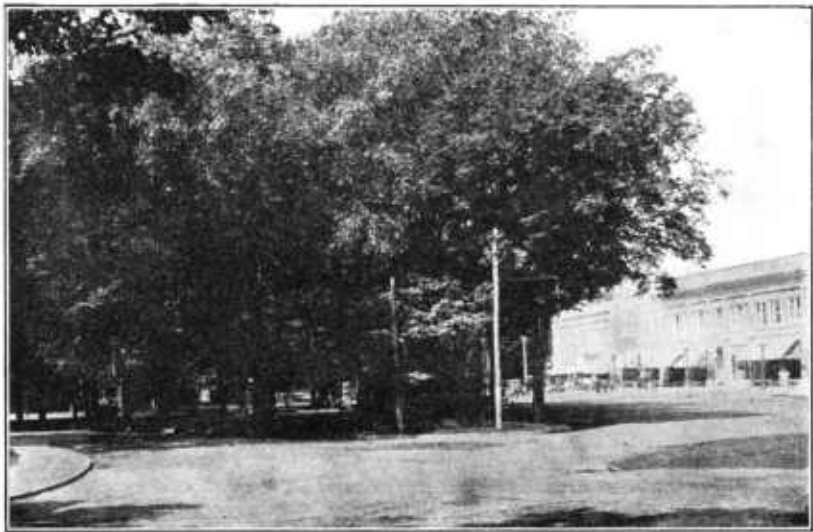


FIGURE 38.—Buildings adjacent to a park at Brandon, Vt.

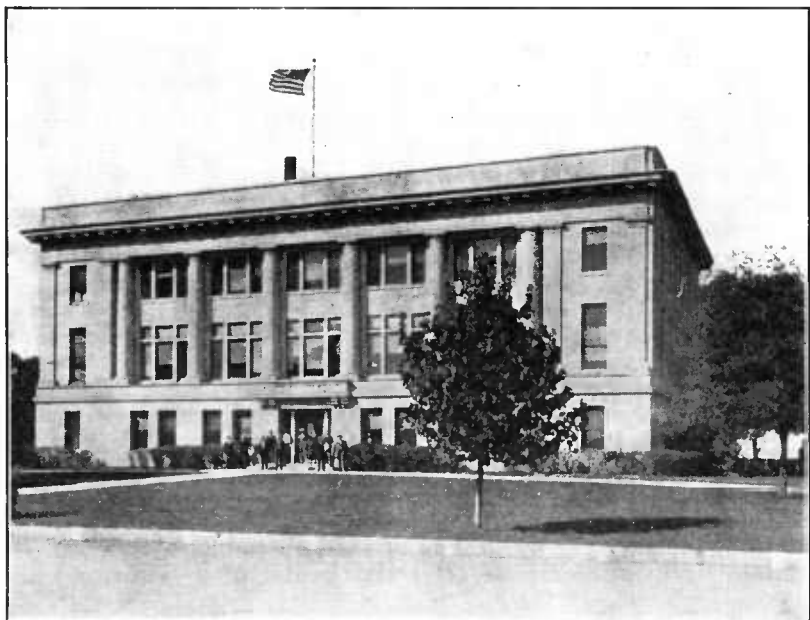


FIGURE 39.—At Primghar, Iowa, the county courthouse occupies the central square.

county office and court building. On the four streets around this square the main business houses have been placed, the whole making a distinctive civic center (fig. 39).

The ground improvements were planned and supervised by a trained horticulturist. The plantings consist of elm and maple trees and a variety of shrubs. The purchase and planting of trees and shrubs, building of walks, and preparation of grounds cost \$1,300, paid by the county.

A FINE COURTHOUSE ON A WESTERN PRAIRIE—LAKE ANDES, S. DAK.

The country about the courthouse at Lake Andes, S. Dak., is still sparsely settled, for the population of the county, with an area of 1,134 square miles, is little over 16,000, and is given over almost exclusively to farming. As soon as these farmers had overcome primitive conditions, they began the construction of a county courthouse. With rare foresight the planning of both building and grounds was put in the hands of those who felt that this permanent structure, occupying a rise of ground in a conspicuous position should be built on good architectural lines. It should be surrounded by well-laid-out

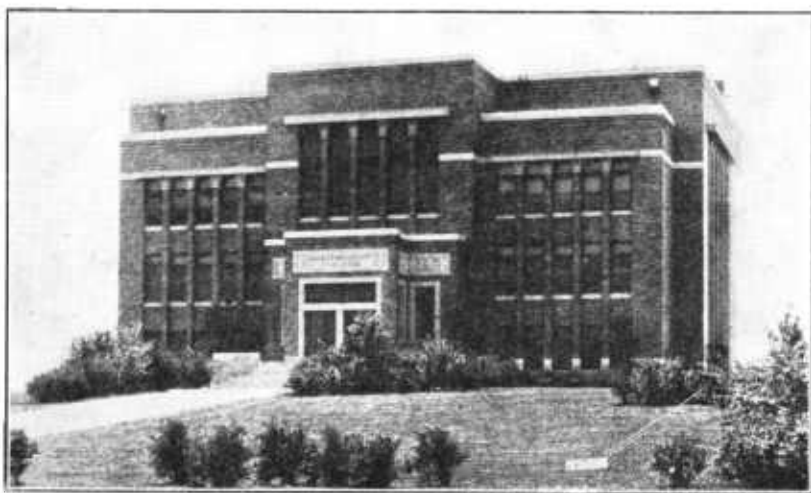


FIGURE 40.—The county courthouse in a western prairie village; Lake Andes, S. Dak.

and well-kept grounds, so as to have a compelling effect on constructive efforts in the whole county which was just finishing its temporary pioneer existence and entering upon its permanent home life (fig. 40).

A TOWN HALL AND A GRANGE HALL, WELL DESIGNED AND WELL LOCATED—
PETERSHAM, MASS.

Although the same consideration has not been given to the designing and placing of town halls that has been given to county courthouses, there are outstanding exceptions. Town halls should represent the good taste, the dignity, the power, and the wealth of the town for they stand in the same relation to the town that the courthouse does to the county. Equal attention should be given to design and location.

The town hall at Petersham, Mass., a town founded in 1733, is a striking example in many ways. It was built in 1850 and cost about

\$7,500. In addition to its stately colonial design, including a famous dome, it has an excellent location on the common. The Grange Hall also has a colonial front and a position on the common, across the street from the town hall (fig. 41). The building, occupied by the Grange since 1875, has a lodge room, kitchen, and dining room to serve its 128 members.

The common itself is strikingly beautiful and is surrounded by civic and trade buildings of exceptional merit, including three churches, a school, library, hotel, Grange Hall, post office, and store.

The town, with a population of 660, engaged principally in farming, has an active village-improvement society, organized in 1870, consisting of about 75 members including the selectmen. This society has much to do with the beauty, cleanliness, and orderliness of the town.



FIGURE 41.—Well-placed civic buildings at Petersham, Mass. Town hall, right; Grange Hall, left.

A SCHOOL PLANT THAT ATTRACTS—FREEHOLD, N. J.

Monmouth County, N. J., has frequently been a competitor for the honor of being the richest agricultural county in the country. Freehold, the county seat, is largely an agricultural town. Most of the business men and the majority of the residents are or have been engaged in farming.

Their especial pride is their high school, located on the main street in the center of the town. Its curriculum is linked up with farming, and its building and grounds form a most attractive spot (fig. 42).

The desire to associate the practical and convenient with the beautiful in education, and the need of specimens of trees and flowers for classroom work, influenced the plan made by the teachers and officials. The local florist, a retired farmer, planned the grounds and supervised the work. Among the plantings are such trees as linden, oak, catalpa, flowering cherry, Japanese maple, weeping birch, beech,

mulberry, cypress, dwarf Norway maple, fir, Japanese spruce, blue spruce, Japanese cypress, and several varieties of arborvitae, and there are many varieties of shrubs and flowers. The cost of the



FIGURE 42.—A schoolhouse that attracts; Freehold, N. J.

plantings was \$400. Connected with the school is a small greenhouse for the use of classes in agriculture, which has become a commercial proposition, the profits going to the school.

A MIDDLE WEST VILLAGE LIBRARY ASSOCIATES PLANTING WITH BOOKS—ARMADA, MICH.

As early as 1901 the country and village people of Armada, Mich., had determined to have a public library and had voted almost unanimously at a township election to tax themselves for this purpose. The first books purchased did not have a permanent home but were kept in various stores until a fire destroyed some of the books and equipment.

About 1913 a member of the faculty of the State university delivered a lecture in the village under the auspices of the village-improvement club, on the subject of landscape gardening. Among the auditors was a retired farmer whose son was working his farm on shares, both graduates of the State Agricultural College. The president and a majority of the township board were also farmers.

As a result of the lecture the retired farmer pictured for the future an adequate free public library available for rural people, housed in a well-designed building with an attractive setting and background, which should be a social center. The library board agreed to his plans.

The township library tax amounted to about \$1,000 a year for the purchase of books and the building and maintenance of a library. To hasten matters, the librarian appealed to the Carnegie Foundation for funds. Small as the village was, the zeal and earnestness of these

rural people and their willingness to tax themselves prevailed, and \$8,000 was allotted by the foundation for the building itself. The township tax was applied to the purchase of a lot, to books and furniture, and, after completion, to maintenance purposes.

When the library board received the building from the contractors it was surrounded by a chaos of stones, rubbish, and clay. As no funds were available for improving the grounds, a community campaign was initiated. A landscape architect at the State university prepared ground plans free of charge, and a farmers' grading and planting bee was held (fig. 43). Actual money spent for improvement was only \$150, largely for elm trees, shrubs, and vines. When the place was completed, children from their savings bought several pieces of furniture and the leading men of the community carried the 1,800 books and the furniture to the new building.

The book stacks, an office, and a museum occupy the first floor. In the ground floor are the assembly room, furnished with piano and



FIGURE 43.—A country village library—at once substantial and beautiful; Armada, Mich.

stereopticon, a magazine room, and toilets. The grounds are 120 by 100 feet, and are cared for by a retired farmer at little expense.

The library serves both village and country, and the assembly room is used as a meeting place by four farmers' organizations, the school board, the women's clubs, the town association, and other clubs for public gatherings. Since the grounds were completed this property has become the pride of the town. In addition, the high-school grounds and those of many dwellings have been planted, and the secretary of the board constantly receives requests from other towns for information and advice.

A MUNICIPAL HOSPITAL IN AN UNUSUAL SETTING—CANBY, MINN.

This public hospital, owned by a town of 1,700 inhabitants, is located two blocks from the main business corner, but is well back from the street. It is in a quiet setting of well-shaded green lawn and has a deep veranda (fig. 44). If health is influenced by environ-

ment, early improvement might well be expected in the condition of patients of this hospital, because of the tranquil surroundings.

The building itself was a gift. It was repaired and furnished and the grounds were enlarged and improved through receipts from voluntary contributions, a stimulating campaign being carried out by citizens to launch the enterprise.

Successful municipal operation was difficult at first, as the only support the hospital received from the county government was actual payment for county charges at the rate of \$1 per day, together with the \$1,000 paid by the county for this contract. Later it became self-sustaining, under the management of the town council through a hospital committee.



FIGURE 44.—Health in attractive surroundings: Canby, Minn., municipal hospital.

A WELL-PLACED COMMUNITY CENTER ADDS TO AN OTHERWISE BEAUTIFUL VILLAGE—
WAVERLY, PA.

The farming village of Waverly, Pa., already possessed many good planning features, with its curving roads and streets following the physical contour of the country, its inviting road gateways, the clean fringe about the town and attractive farmsteads and gardens, the neat public and private buildings on broad lawns, and the wealth of well-placed trees.

The airplane view (see cover) shows that the community building and public playground have been placed in the center of the village on the main street, a position in keeping with their nature. The building occupies the center of a 2-acre space; it is placed well back from the street, and its generous proportions are emphasized by wide, open lawns. Trees frame the grounds. Tennis courts, a wading pool, and other recreation features are located with a view to symmetry.

The well-appointed building has in its basement bowling alleys, pool room, barber shop, men's lavatory, and showers. On the first floor are the post office, canteen, reading room, sunroom, lounge, reception room, assembly hall with its moving-picture booth, and women's showers. On the second floor are the public library and the private apartment of the secretaries. The house supports a trained nurse for the village and farming community, a free kindergarten, and classes in handiwork, dramatics, sewing, and basketry. The building is the headquarters of the town supervisors, the school board, the Grange, the parent-teachers association and the Boy Scouts. School commencements and other exercises are held here.

This plant was given to the people of Waverly, but the solution of many of its architectural and planning features should be of value to other towns and communities of even more than 500 population.

CONCLUSION

These examples of successful village planning have been taken largely from villages of the usual rural type. In all of these planning projects, difficulties were encountered and obstacles were overcome. The resulting benefits showed that the efforts were well worth while. It is hoped that this recital of what has actually been accomplished by village people in making life more agreeable and satisfying and of the comparative ease with which the work was done, will demonstrate (1) that such work is needed both for the people who live in villages and for the farm people who use the villages; (2) that it is never too early or too late to begin; (3) that it is often the economical thing to do; (4) that the expense need not be prohibitive; (5) that results can be commensurate with costs; (6) that the present and future should be treated as a whole but that plans should be flexible and subject to change; (7) that both fixed original planning and spontaneous natural planning have their value; and (8) that profitable and wholesome growth of villages and of community social life can evolve only along well-planned and well-ordered lines.

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